



The Vesey Partnership Ltd. T/A
Searchpoint
DX 12705
Sutton Coldfield

Enquirer:	The Vesey Partnership Ltd. T/A Searchpoint DX 12705 Sutton Coldfield	Official Number:	2018/07/00377
Enquirer's Reference:	147917-386883	Dated	25/07/2018

Search Address:	Land At Rear Of No. 145 Springfield Avenue Heyford Avenue Raynes Park London (edged red on plan)
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Total Fee - £127.20

**REGISTER OF LOCAL LAND CHARGES
SCHEDULE TO OFFICIAL CERTIFICATE OF SEARCH**

Part 4 - Miscellaneous Charges

SMOKE CONTROL ORDER

Included in a Smoke Control Order made under the Clean Air Acts, operative from 01/12/1967.

Originating Authority

London Borough of Merton

Place where relevant documents may be inspected

LBM - Civic Centre (London Road,
Morden,
SM4 5DX)

Date of Registration

16 April, 1967

LLC1 DOCUMENT Ref.:

01/12/1967

Planning History Schedule

Application Number	MER212/66
Development Location	145 Springfield Avenue Wimbledon Chase London SW20 9JS
Development Description	ERECTION OF FIVE LOCK-UP CONCRETE GARAGES AND CONCRETE APRON WITH ACCESS
Decision Date	30/06/1966
Decision	Grant Permission subject to Conditions

Application Number	MER926/72(O)
Development Location	147 Springfield Avenue Wimbledon Chase London SW20 9JS
Development Description	OUTLINE APPLICATION FOR SEMI-DETACHED HOUSE AND GARAGE FRONTING ONTO HEYFORD AVENUE ON LAND REAR OF 143, 145 AND 147 SPRINGFIELD AVENUE
Decision Date	09/11/1972
Decision	Refuse Permission

Application Number	MER56/78
Development Location	147 Springfield Avenue Wimbledon Chase London SW20 9JS
Development Description	VEHICULAR ACCESS ONTO HEYFORD AVENUE IN CONNECTION WITH USE OF LAND AT REAR OF 145 AND 147 SPRINGFIELD AVENUE FOR OPEN CAR PARKING.
Decision Date	27/04/1978
Decision	Refuse Permission
Appeal Local Reference:	MER56/78/A
Appeal Received Date:	
Appeal Development Description:	VEHICULAR ACCESS
Appeal Decision:	Appeal Dismissed
Appeal Decision Date:	31 December, 1978

Application Number	MER322/77
Development Location	145 & 147 Springfield Avenue Wimbledon Chase London SW20 9JS
Development Description	FIVE LOCK-UP GARAGES WITH ACCESS ONTO HEYFORD AVENUE
Decision Date	15/12/1977
Decision	Refuse Permission

Appeal Local Reference:	MER322/77/A
Appeal Received Date:	
Appeal Development Description:	FIVE LOCK-UP GARAGES WITH ACCESS ONTO HEYFORD AVENUE
Appeal Decision:	Appeal Allowed
Appeal Decision Date:	31 December,1978

NOTE: Please note that under current legislation, conditional planning permissions granted after 1st August 1977 are also registerable in the Local Land Charges Register with the exception of any conditional planning permissions which only contain the standard condition that development must be commenced within either 3 year or 5 years of the date of the permission, and no other conditions.

For any further information regarding entries on this planning history schedule please refer to the Environment and Regeneration Department (Development Control) at the Civic Centre. Email: planning@merton.gov.uk

Property Address: Land At Rear Of No. 145 Springfield Avenue, Heyford Avenue, Raynes Park, London, (edged red on plan)

1 PLANNING AND BUILDING REGULATIONS

1.01 Planning and building decisions and pending applications

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

1.01(a) a planning permission

- 1.01(a) Please see the attached Planning History Schedule.
This will include any entries under questions 1.1(b) to 1.1(i), if applicable.
Copies of these documents and further information can be obtained from the Development Control section, Environment and Regeneration Department, Merton Civic Centre, London Road, Morden, SM4 5DX. DX 41650 Morden. E-mail: planning@merton.gov.uk

1.01(b) a listed building consent

- 1.01(b) Please see the reply to question 1.01(a).

1.01(c) a conservation area consent

- 1.01(c) Please see the reply to question 1.01(a).

1.01(d) a certificate of lawfulness of existing use or development

- 1.01(d) Please see the reply to question 1.01(a).

1.01(e) a certificate of lawfulness of proposed use or development

- 1.01(e) Please see the reply to question 1.01(a).

1.01(f) a certificate of lawfulness of proposed works for listed buildings

- 1.01(f) Please see the reply to question 1.01(a).

1.01(g) a heritage partnership agreement

- 1.01(g) Please see the reply to question 1.01(a).

1.01(h) a listed building consent order

- 1.01(h) Please see the reply to question 1.01(a).

1.01(i) a local listed building consent order

- 1.01(i) Please see the reply to question 1.01(a).

1.01(j) building regulations approval

- 1.01(j) None

1.01(k) a building regulation completion certificate

- 1.01(k) Please see the reply to question 1.1(j).

1.01(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

- 1.01(l) Please see the reply to question 1.1(j).

1.02 Planning designations and proposals

1.02 What designations of land use for the property, or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

- 1.02 No specific designations or proposals.

2 ROADS AND PUBLIC RIGHTS OF WAY

2.01 Roadways, footways and footpaths

Which of the roads footways and footpaths named in the application for this search (via boxes B and C) are:

2.01(a) highways maintainable at public expense

- 2.01(a) Springfield Avenue and Heyford Avenue, SW20 are highway maintainable at public expense.

The land to the rear of the property, including the area outlined red on your plan provided, is private.

2.01(b) subject to adoption and supported by a bond or bond waiver

- 2.01(b) Not applicable

2.01(c) to be made up by a local authority who will reclaim the cost from the frontagers

- 2.01(c) Not applicable

2.01(d) to be adopted by a local authority without reclaiming the cost from the frontagers

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2.01(d) Not applicable.

2.02 Public rights of way

Is any public right of way which abuts on or crosses the property shown in a definitive map or revised definitive map?

2.02 No.

2.03 Are there any pending applications to record a public right of way that abuts or crosses the property on a definitive map or revised definitive map?

2.03 No.

2.04 Are there any legal orders to stop up after or create a public right of way which abuts or crosses the property not yet implemented or shown on a definitive map?

2.04 No.

2.05 If so please attach a plan showing the approximate route.

2.05 Not applicable

3 OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of relevant documentation be obtained?

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1 to 3.15 below.

3.01 Land required for public purposes

Is the property included in land required for public purposes?

3.01 No

3.02 Land to be acquired for road works

Is the property included in land to be acquired for road works?

3.02 No

3.03 Drainage matters

3.03(a) Is the property served by a sustainable urban drainage system (SuDS)?

3.03(a) As schedule 3 of the Flood and Water Management Act has not commenced, our records do not allow for the provision of comprehensive answers in relation to this question.

We do not have a role in checking final as built drawings and in some cases subject to what is proposed, SuDS can be implemented or retro fitted without the need to obtain planning permission. Even if planning permission is granted for a scheme which includes SuDS, we have no assurance that the scheme will have been implemented. Furthermore, the Council does not normally adopt SuDS which are on private property unless they are serving public highway. It is strongly advised that the purchaser undertakes their own checks of planning approvals through the Merton Planning Explorer web link : <http://planning.merton.gov.uk/Northgate/PlanningExplorerAA/GeneralSearch.aspx> , S.106 Agreements, detailed site surveys and inspections and with the vendor to establish whether any Sustainable Drainage Systems are in place at the property and who is responsible for any associated charges and maintenance.

3.03(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?

3.03(b) As schedule 3 of the Flood and Water Management Act has not commenced, our records do not allow for the provision of comprehensive answers in relation to this question.

We do not have a role in checking final as built drawings and in some cases subject to what is proposed, SuDS can be implemented or retro fitted without the need to obtain planning permission. Even if planning permission is granted for a scheme which includes SuDS, we have no assurance that the scheme will have been implemented. Furthermore, the Council does not normally adopt SuDS which are on private property unless they are serving public highway. It is strongly advised that the purchaser undertakes their own checks of planning approvals through the Merton Planning Explorer web link : <http://planning.merton.gov.uk/Northgate/PlanningExplorerAA/GeneralSearch.aspx> , S.106 Agreements, detailed site surveys and inspections and with the vendor to establish whether any Sustainable Drainage Systems are in place at the property and who is responsible for any associated charges and maintenance.

3.03(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

3.03(c) Merton Council does not hold details of the charges imposed by the statutory sewerage undertaker in this area for the provision of SuDS. We would advise you to contact Thames Water or the relevant onsite private management company for further details. Thames Water's address is: Thames Water Utilities Limited, Clearwater Court, Vastern Road, Reading, RG1 8DB. Tel: 0800 980 8800. www.thameswater.co.uk

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3.04 Nearby Road Schemes

Is the property (or will it be) within 200 metres of any of the following?

3.04(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme

3.04(a) No

3.04(b) the centre line of a proposed alteration or improvement to an existing road involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

3.04(b) No

3.04(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:- (i) construction of a roundabout (other than a mini roundabout) or (ii) widening by construction of one or more additional traffic lanes

3.04(c) No

3.04(d) the outer limits of: (i) construction of a new road to be built by a local authority; (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (iii) construction a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes;

3.04(d) No

3.04(e) the centre line of the proposed route of a new road under proposals published for public consultation

3.04(e) No

3.04(f) the outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (ii) construction a roundabout (other than a mini roundabout); (iii) widening by construction of one or more additional traffic lanes under proposals published for public consultation

3.04(f) No

3.05 Nearby railway schemes

3.05(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

3.05(a) No.

3.05(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

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3.05(b) Yes, there are proposals for a railway and a tramway within the London Borough of Merton.

Proposals for a railway: there are Transport for London and Department for Transport proposals for Crossrail 2 (referenced within Merton's adopted Sites and Policies Plan and Policies Maps July 2014 as proposal 04TN). The proposed Crossrail 2 route within the London Borough of Merton can be viewed at - <http://crossrail2.co.uk/safeguarding> dated 20th November 2014 to support the construction of this project. If you have any questions relating to Crossrail 2, or would like to register for project updates, view the Crossrail 2 website - <http://crossrail2.co.uk/> Email Transport for London on crossrail2@tfl.gov.uk or call 0343 222 0055.

For further information on proposal 04TN in Merton's Sites and Policies Plan and Proposal Map 2014, please contact Future Merton, Environment and Regeneration Department, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: trafficandhighways@merton.gov.uk

Proposals for a tramway: there are proposals for an extension to the tramway between Wimbledon and Sutton via Morden, including a possible spur from Morden Road Tramstop to South Wimbledon identified to the council by Transport for London (TfL) and included as proposal 06TN within Merton's Sites and Policies Plan and Proposals Map 2014.

This unfunded proposal is still in its very early stages of development and was subject to a public consultation in 2015 to assess the level of local support.

For further information, please refer to the TfL Railway Searches website - www.tfl.gov.uk/conveyancingsearches or email TfL at - railwaysearches@tfl.gov.uk

For further information on proposal 06TN in Merton's Sites and Policies Plan and Proposal Map 2014, please contact Future Merton, Environment and Regeneration Department, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: trafficandhighways@merton.gov.uk

Please note, the following roads within Merton are Red Routes, for which Transport for London (TfL) is the highway authority and you may wish to contact TfL for any schemes and proposals they have for these roads which may also affect the property.

Beverley Way, New Malden; Christchurch Road, SW19; Crown Lane, Morden; Crown Road, Morden; Epsom Road, Morden; High Street Colliers Wood, SW19; London Road, Morden; Malden Way, New Malden; Merantun Way, SW19; Morden Hall Road, Morden; Morden Road, SW19; Priory Road, SW19 and St. Helier Avenue, Morden.

Please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide, please visit www.tfl.gov.uk/conveyancingsearches Please check that the property is indeed a TfL maintained road at <http://www.tfl.gov.uk/TLRNmaps> as any searches submitted to TfL will all incur the same fee regardless of the result.

3.06 Traffic Schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?

3.06(a) permanent stopping up or diversion

3.06(a) No.

3.06(b) waiting or loading restrictions

3.06(b) No

3.06(c) one way driving

3.06(c) No

3.06(d) prohibition of driving

3.06(d) No

3.06(e) pedestrianisation

3.06(e) No

3.06(f) vehicle width or weight restriction

3.06(f) No

3.06(g) traffic calming works including road humps

3.06(g) No

3.06(h) residents parking controls

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3.06(h) No

3.06(i) minor road widening or improvement

3.06(i) No

3.06(j) pedestrian crossings

3.06(j) No

3.06(k) cycle tracks

3.06(k) No

3.06(l) bridge building

3.06(l) No

3.07 Outstanding notices

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?

3.07(a) building works

3.07(a) No

3.07(b) environment

3.07(b) The whole of the London Borough of Merton has been declared an Air Quality Management Area under the Environment Act 1995.
For further information please contact Environmental Health Section, Merton Civic Centre, London Road, Morden, Surrey, SM4 5DX. DX 41650 Morden. Telephone 020 8545 3025. E-mail: ehealth@merton.gov.uk

3.07(c) health and safety

3.07(c) No

3.07(d) housing

3.07(d) No

3.07(e) highways

3.07(e) No

3.07(f) public health

3.07(f) No

3.07(g) flood and coastal erosion risk management

3.07(g) No.
Please note that other government departments or bodies also have the provision to issue consents or statutory notices in relation to Flood and Coastal Erosion Risk Management. We would therefore advise you to also contact the Environment Agency:
National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Email: enquiries@environment-agency.gov.uk Tel: 03708 506 506.

3.08 Contravention of Building Regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?

3.08 No

3.09 Notices, orders, directions and proceedings under Planning Acts

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?

3.09(a) an enforcement notice

3.09(a) No

3.09(b) a stop notice

3.09(b) No

3.09(c) a listed building enforcement notice

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3.09(c) No

3.09(d) a breach of condition notice

3.09(d) No

3.09(e) a planning contravention notice

3.09(e) No

3.09(f) another notice relating to breach of planning control

3.09(f) No

3.09(g) a listed building repairs notice

3.09(g) No

3.09(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

3.09(h) No

3.09(i) a building preservation notice

3.09(i) No

3.09(j) a direction restricting permitted development

3.09(j) No

3.09(k) an order revoking or modifying a planning permission

3.09(k) No

3.09(l) an order requiring discontinuance of use or alterations or removal of building or works

3.09(l) No.

3.09(m) a tree preservation order

3.09(m) No

3.09(n) proceedings to enforce a planning agreement or planning contribution

3.09(n) No

3.10 Community infrastructure levy (CIL)

3.10(a) Is there a CIL charging schedule?

3.10(a) Yes. Further details can be found on the Merton website at <http://www.merton.gov.uk/environment/planning/cil.htm>

3.10(b) If yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

3.10(b)i a liability notice?

3.10(b)i No
Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.10(b)ii a notice of chargeable development?

3.10(b)ii No

3.10(b)iii a demand notice?

3.10(b)iii No
Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.10(b)iv a default liability notice?

3.10(b)iv No
Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.10(b)v an assumption of liability notice?

3.10(b)v No

3.10(b)vi a commencement notice?

3.10(b)vi No

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3.10(c) Has any demand notice been suspended?

3.10(c) No

3.10(d) Has the Local Authority received full or part payment of any CIL liability?

3.10(d) No

3.10(e) Has the Local Authority received any appeal against any of the above?

3.10(e) No

3.10(f) Has a decision been taken to apply for a liability order?

3.10(f) No

3.10(g) Has a liability order been granted?

3.10(g) No

3.10(h) Have any other enforcement measures been taken?

3.10(h) No

3.11 Conservation area

Do the following apply in relation to the property?

3.11(a) the making of the area a conservation area before 31 August 1974

3.11(a) No

3.11(b) an unimplemented resolution to designate the area a Conservation Area

3.11(b) No

3.12 Compulsory purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

3.12 No

3.13 Contaminated land

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?

3.13(a) a contaminated land notice

3.13(a) No

3.13(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

(i) a decision to make an entry

(ii) an entry

3.13(b) No

3.13(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice

3.13(c) No

3.14 Radon gas

Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?

3.14 No

3.15 Assets of Community Value

3.15(a) Has the property been nominated as an asset of community value? If so:-

3.15(a) No.

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.15(a)i Is it listed as an asset of community value?

3.15(a)i Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.15(a)ii Was it excluded and placed on the 'nominated but not listed' list?

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3.15(a)ii Not applicable
Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.15(a)iii Has the listing expired?

3.15(a)iii Not applicable
Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.15(a)iv Is the Local Authority reviewing or proposing to review the listing?

3.15(a)iv Not applicable
Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.15(a)v Are there any subsisting appeals against the listing?

3.15(a)v Not applicable
Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.15(b) If the property is listed:

3.15(b)i Has the local authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?

3.15(b)i Not applicable
Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

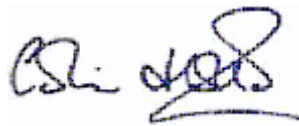
3.15(b)ii Has the Local Authority received a notice of disposal?

3.15(b)ii Not applicable
Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.15(b)iii Has any community interest group requested to be treated as a bidder?

3.15(b)iii Not applicable
Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

Signed



Caroline Holland - Proper Officer

Your attention is drawn to the Law Society and London Borough of Merton Information on the following sheets.

Standard Information/Disclaimer

Addendum

The above replies are subject to the notes at the foot of form CON29 (2016)

These replies have been given in accordance with the notes appended to CON29 form.

References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.

The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

This form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

Reference to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

LONDON BOROUGH OF MERTON INFORMATIVES.

QUESTION 1.1 (j) AND 1.1 (k)

The local authority's computerised records do not extend back before 1 January 1993 and this reply covers only the period since that date. Manual records for building regulation approvals and completion certificates can be searched manually for an additional charge.

If this service is required please contact Building Control, Environment and Regeneration Department, Merton Civic Centre, London Road, Morden, SM4 5DX. DX 41650 Morden. Tel: 020 8545 3145. Email: BuildingControl@merton.gov.uk

If building control for the property has been administered by an outside body rather than the council, an Initial Notice should have been received by the council and these are shown on the Schedule with an IN prefix.

QUESTION 1.1 (l)

The local authority may not always be aware of such works and enquiries should also be made of the seller.

QUESTION 1.2

Merton's Core Planning Strategy 2011, Merton's Sites and Policies Plan 2014, Policies Map 2014 and the South London Waste Plan 2012 cover the whole of the London Borough of Merton. Merton's Estates Local Plan (February 2018) covers three estates Eastfields estate (Mitcham), High Path estate (South Wimbledon) and Ravensbury estate (Morden). Together with the Mayor's London Plan 2015, these documents comprise the statutory development plan for the Borough. The search property is subject to the policies of these plans generally.

The reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes.

Please note that replies are given for the search property itself, and not on adjoining properties or land. If required, it is suggested that you inspect the development plan for Merton, as detailed below.

The London Plan 2015, South London Waste Plan 2012, Merton Core Planning Strategy 2011 and Merton's Sites and Policies Plan and Policies Map 2014 and Merton's Estates Local Plan 2018 can be inspected between 9am and 5pm Monday to Friday at the Merton Link reception area on the ground floor at Merton Civic Centre, London Road, Morden, SM4 5DX. These plans can also be inspected at the following Merton libraries - Donald Hope, Mitcham, Morden, Raynes Park and Wimbledon.

Information can be viewed on Merton Council's website, via www.merton.gov.uk/planningpolicy for existing and emerging Development Plans, and via www.london.gov.uk for the London Plan.

Copies of the documents can be purchased at the Merton Link, or by telephoning 020 8545 4141 / 3837.

On 31 October 2017, Merton Council started a public consultation on Stage 1 of Merton's emerging Local Plan 2020. Once completed, this new Local Plan will be considered for adoption in 2020.

Please note that these inspection copies of the Merton Core Planning Strategy (July 2011), London Plan (2015), South London Waste Plan (March 2012), Merton's Sites and Policies Plan and Policies Map (July 2014) and Merton's Estates Local Plan are as published at the dates given. Please contact 020 8545 3837 or future.merton@merton.gov.uk for any information regarding any subsequent changes or updates to these documents since publication.

Information regarding flooding is not provided in answer to this enquiry. The most up to date information on flooding should be sought directly from the Environment Agency. Enquiries should be made to the Environment Agency's website where maps for flood risk are available to view -

http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap

or by contacting the Environment Agency at - enquiries@environment-agency.gov.uk

QUESTION 2.1(a)

If a road, footway or footpath is not a highway, there may be no right to use it and the local authority cannot express an opinion without seeing the title plan of the property and carrying out a site inspection.

For information on Highway Extent searches, please contact Traffic and Highways, Future Merton, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: trafficandhighways@merton.gov.uk

QUESTIONS 2.2 - 2.5

A definitive map for London Borough of Merton was published in 1974. A survey of all paths is completed annually and whilst this does not preclude the existence of unrecorded rights of way, the local authority is unaware of any unclaimed rights of way existing over the search site. However, additional public rights of way (e.g. cycle tracks) may exist other than those shown on the definitive map. If in doubt, please contact Traffic and Highways, Future Merton, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: trafficandhighways@merton.gov.uk

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QUESTIONS 3.1 - 3.15

Matters already entered on the Local Land Charges Register will not be revealed in the answer to these enquiries.

QUESTION 3.4

A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.

QUESTION 3.6

In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the local authority.

This enquiry is designed to reveal matters that are yet to be implemented and/or could not be ascertained by a visual inspection. Schemes that have, or are currently being implemented will not be referred to in answer to this enquiry.

QUESTION 3.9

The Historic Buildings and Monuments Commission (English Heritage) also had the power to issue building preservation notices for listed buildings in London Boroughs. Further information can be found at <https://historicengland.org.uk/about/who-we-are/commission/>

QUESTION 3.13

A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land is situated.

QUESTION 8

You are advised to seek further information from <http://www.linesearchbeforeudig.co.uk>
LinesearchbeforeUdig (LSBUD) is a free to use internet based enquiry service available 24/7. It provides a single point of contact for all enquiries relating to the apparatus owned and/or operated by the Asset Owners protected by LSBUD, including underground and overhead transmission/distribution electricity networks, transmission/distribution gas networks, oil pipelines and fibre optic networks.